

SHAPING THE AUSTIN WE IMAGINE

AUSTIN LAND DEVELOPMENT CODE

Parks and Open Space
Green Infrastructure Working Group Discussion
June 2, 2017



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PRINCIPAL PLANNER, PARKS
AND RECREATION

CODENEXT

- **Parks Department Use of the Code and related policy**

- **Parkland Dedication** for residential units and hotels (dedicated land and fees, developed and undeveloped parkland, easements open to the public)

- **Families and Children Task Force goal** of ¼ mile walk to parks in the urban core and ½-mile outside the urban core (Council Resolution 2009)

- **Waterfront Overlay**, “promoting the harmonious interaction between urban development and the shoreline of Lady Bird Lake and the Colorado River



- **Development Services Use of the Code and related policy**

- **Subchapter E Private Common Open Space:** Current Code requiring 5% of open space area for commercial projects more than 2 acres in size and residential projects of 10 units or greater, does not apply to CBD, DMU or UNO

- **Private Personal Open Space:** Current code, 25-2-776 and 25-2-780 related to private personal open space required for condos and multi-family uses of less than 10 units (5% of gross site area and may include balconies)



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Austin Open Spaces



Lawrence Street Park, homes front new park



Bradshaw Crossing, nature play pocket park

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Austin Open Spaces



Private Common, N IH 35 at Bluff Springs



E MLK Dog Park open to the public



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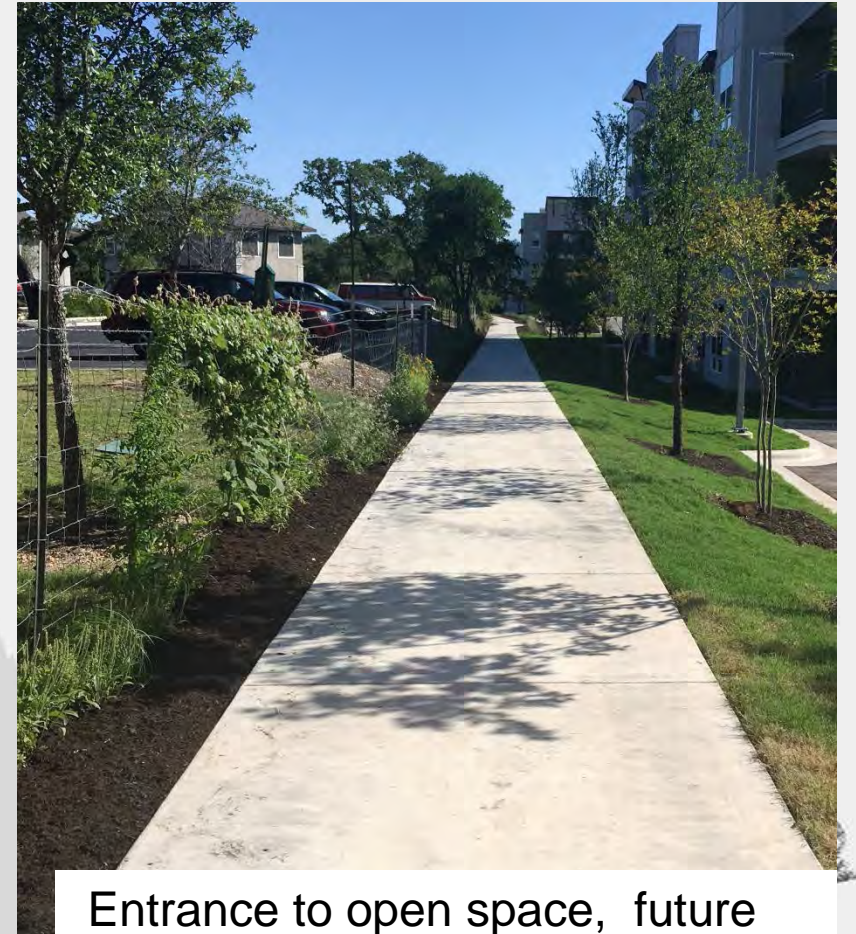
Austin Open Spaces – Competing elements



Bike Lane, Internal Circulation Routes



Urban Trail at Covered Bridge (off SH 71)



Entrance to open space, future Robinson Ranch

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Austin Open Spaces – Competing elements



Fire Lane at Lamar Union, public open space



New Zilker parkland, foot of the boardwalk



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Austin Open Spaces – Waterfront Overlay



New Zilker parkland, foot of the boardwalk



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Drainage Parks



Lakeshore park easement



Techridge apartments, pond amenity



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Drainage Parks



Denizen S. 5th, park easement



Rinard Creek Greenbelt



CODENEXT



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Drainage Parks



Sandy Springs (Atlanta) Pocket Park



Historic Fourth Ward Park, Ponce de Leon, Atlanta

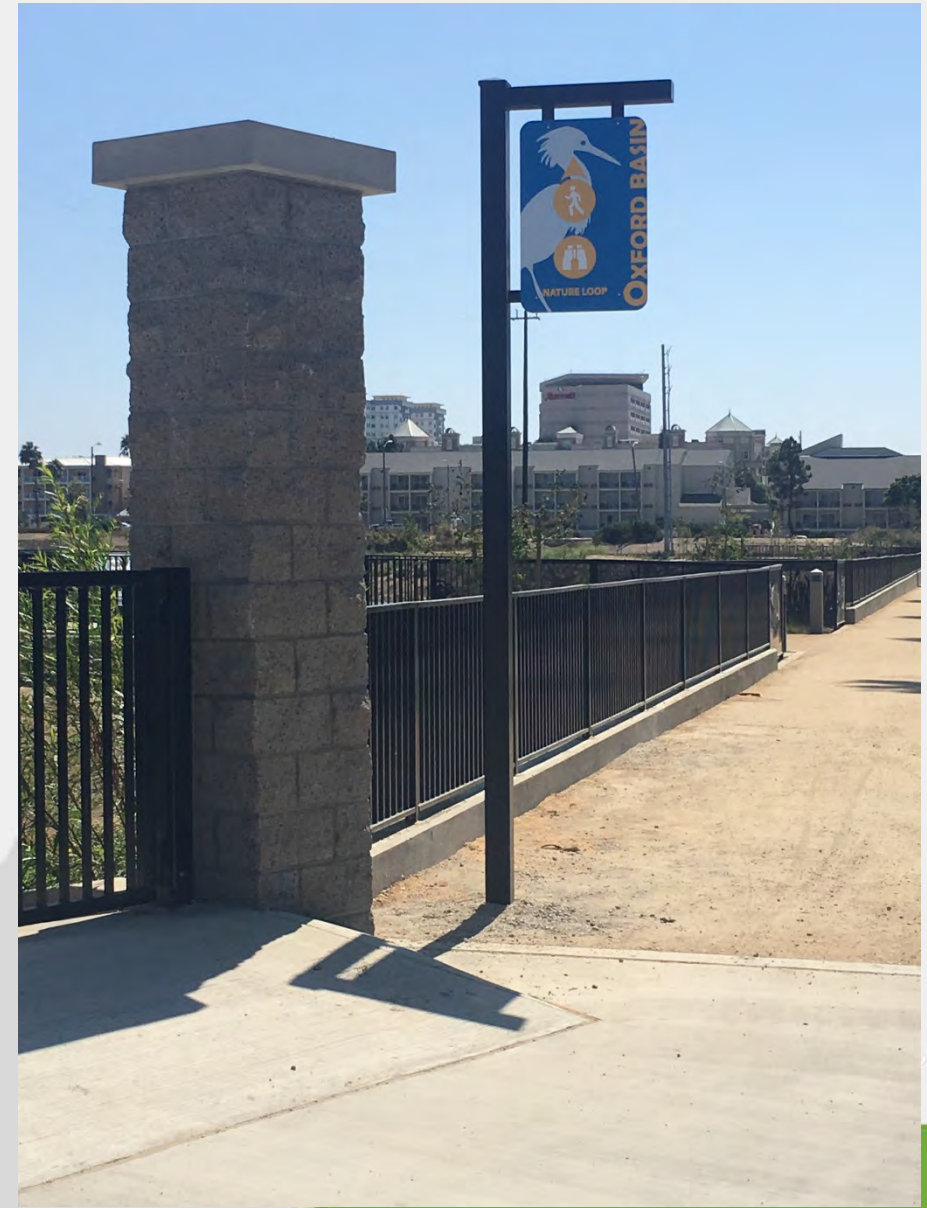


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Drainage Parks

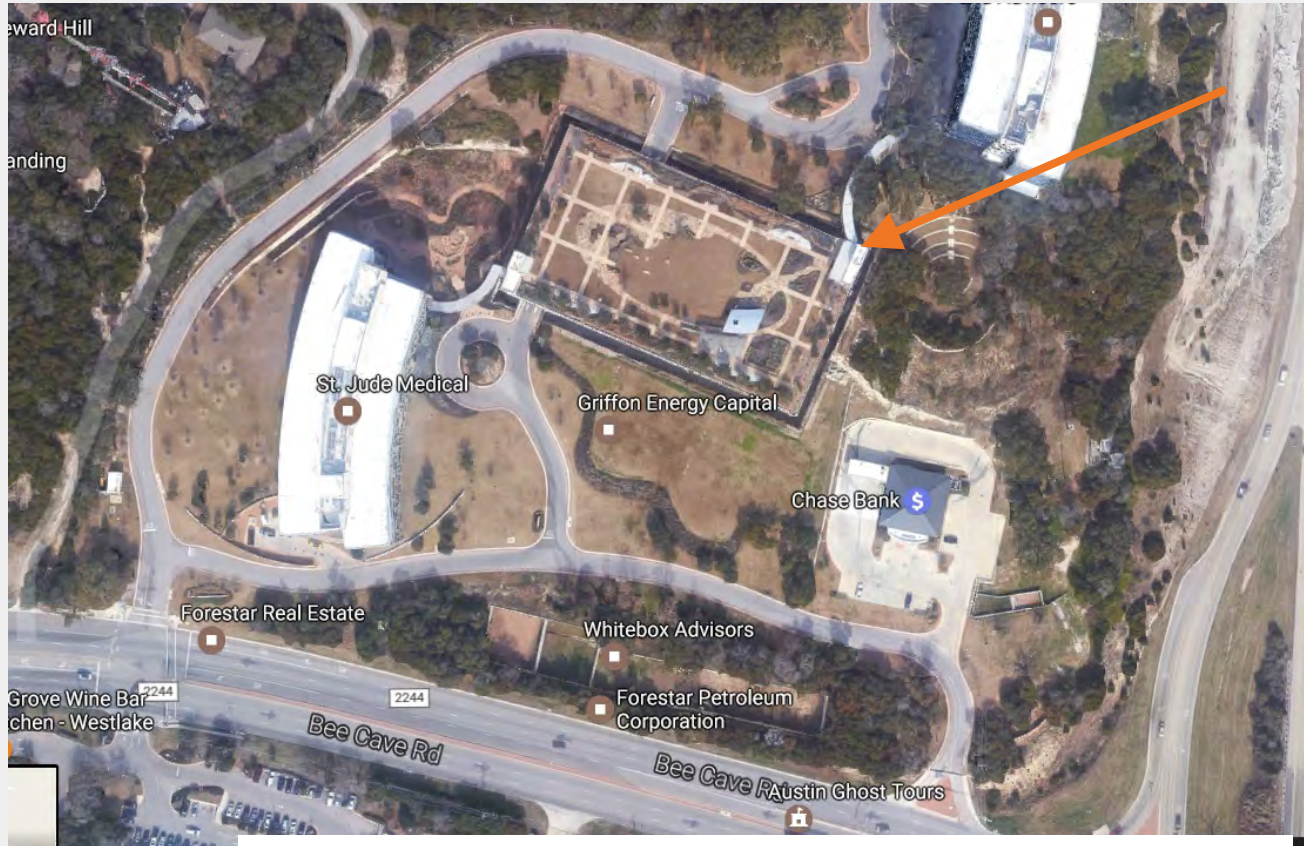


Oxford Basin pond, Marina del Rey



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Drainage Parks



Rooftop rain gardens and exercise, St Jude's Medical, FM 2244 and SH 360



Thornton Place, Seattle, 30% Open Space, 9 acre site, affordable housing, shared parking with transit



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• Open Space Buckets in the Code



General Planning Standards for All (Parks, Trees, Water Quality, Affordable Housing – Healthy and Sustainable City)
Article 23-3B Parkland Dedication

Zoning Code, Division 23-4C General to all Development (Community Design – Lots, Block Size, Connectivity, Open Space)

Zoning Code, Article 23-4D Specific to Zones, Private Personal and Common Open Space

Zoning Code, Division 23-4D-6 Other Zones, OS Open Space Zone

Administration and Procedures,
Article 23-2M Definitions and Measurements



- **Article 23-3B Parkland Dedication**

- Land requirements and fees updated to existing costs and service levels:

- 2016 Ordinance codifies use of a Park Deficient Map to address critical shortages of parkland

- Increases the amount of land owed to current levels of neighborhood park service (9.4 acres of parks per 1,000 people)

- Increases the amount of fees owed to current land acquisition costs

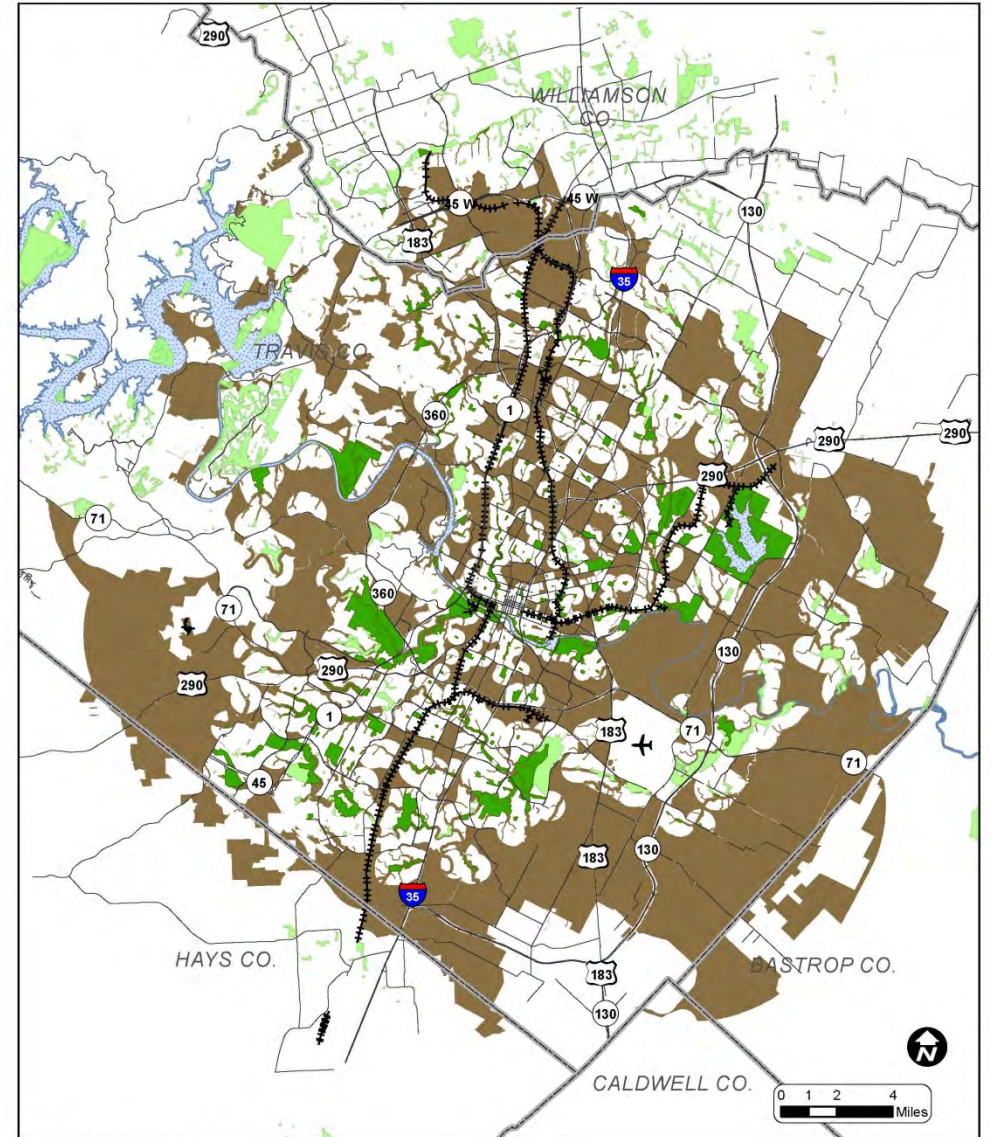
- Creates a development fee to address new park development

- Creates earlier conversations in a project about parkland and open space



Deficient Park Area Map

- Subtracts 1/4-mile and 1/2-mile buffers around parks (Council policy, 2009) unless speed limit of ≥ 40 mph, a railroad, or a lake blocks access
- Revised Creek buffers from the 2013 Watershed Ordinance
- Urban Trails Master Plan
- Can be viewed on the City's Development Webmap



Deficient Park Area Map

Legend

- Parkland Deficient Area
- City of Austin Park
- Other Jurisdiction Parkland
- Lake
- County

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Parks and Recreation Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness. All data by City of Austin. Aerial imagery c. 2015.

Date: 5/2/2017
Author: chuterj



Zoning Code, Division 23-4C-2 Civic and Open Space General to all Development

- 23-4C-1070, Civic and Open Space required:

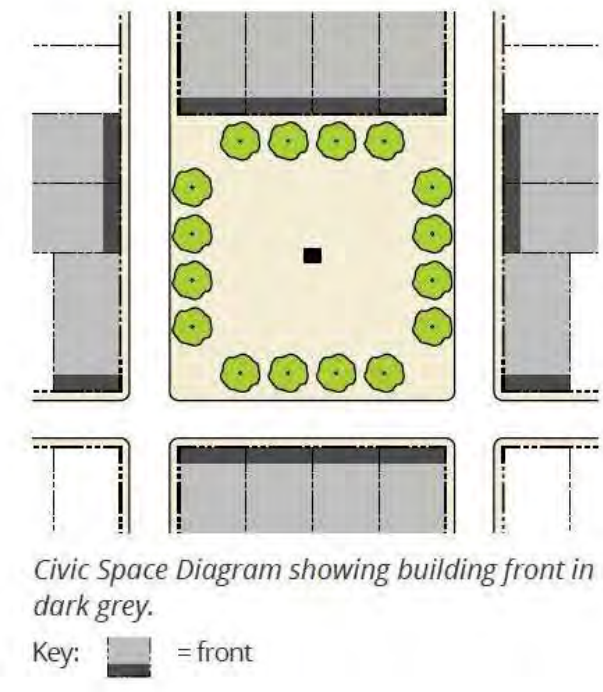
- For high quality appearance and developments that relate well to adjoining streets, open spaces and neighborhoods.

- 10% civic or open space to all site plans

- Except developments of less than 8 acres within 1,000 feet of a park
 - Except for site plans of less than 4 acres, then only a Family Friendly Play Area at least 300 sf

- 23-4C-2030, Civic Space Design Standards:

- Buildings around Civic/Open Space must front it and/or access provided by trails or streets.
 - Not sure what Supplemental Standards will be in 23-4C-2050



Zoning Code, Division 23-4C-2 Civic and Open Space

- 23-4C-2040, Civic Space Types:

- Ensure street frontage/ public feel
- Don't necessarily match PARD Long Range Plan that specifies types
- PARD requested removal of the Transect Zones so that any park type could be used in any T-zone
- Could be used to delineate standards like sizes, parking and impervious cover
- Is this space in addition to 5% private common required, not clear



23-4C-2080 Civic and Open Spaces

23-4C-2080 Neighborhood Park



T3NE	T3N	T4N	T4MS	T5N	T5U	T5MS	T6U	T6UC
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A. Description
Medium-scale public urban open space that provides basic recreational opportunities close to home with access by foot or bicycle. Typically located in the center of a single neighborhood or in conjunction with a greenway or elementary school.

PARD Designation: Neighborhood and School Park

B. General Character
Medium-size urban open space responding to demographic and cultural characteristics of neighborhood. Open play areas, open shelters with picnic tables, playgrounds, basketball and tennis courts. Landscape treatment varies from traditional grass and trees to more natural areas with native plants, wildflowers, and less intensive maintenance techniques.

C. Size and Location
2-10 acres Within 1 mile of residences

D. Typical Uses
Active and passive recreation

General Note: Images on this page are illustrative, not regulatory.

Key **T4** Allowed **T4P** By Planning Director **T4N** Not Allowed

4C-2, pg. 8 Public Review Draft January 2017 | City of Austin Land Development Code

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Front and Center Parks



Mueller Paggi Park, fronts Live-Work units



Easton Park Bryant Park, homes front the park



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Front and Center Parks



Lamar Union Internal Circulation route



Saltillo Station, E 5th, Internal Circulation Route



Article 23-4D Specific to Zones, Personal and Common Open Space

- 23-4D-2070, Private Frontage Types in Transect Zones and 23-4D-2210 and 2220, Supplementary Requirements for cottage and courtyard building
 - Creates a palette of interfaces between public and private realm (street and building) to ensure a transition
 - Doesn't discuss how green the frontage should be, Not clear if open space is contributing to green space
- 23-4D-2080 - 5090, Open Space requirements by Zone:
 - Range from 100 sf per unit to 5% of the lot
 - Unclear whether private common can also be public common (total of 10% or 15%)
 - Residential Non-Transect Zones (from LDR to HDR) have no open space requirements as is in Subchapter E for more than 10 residential units



Article 23-4D Specific to Zones, Personal and Common Open Space

- 23-4D-4050, Commercial non-transects, Subchapter E
 - Allows for Alternative Active Public Frontage that allows the building to be set back up to 20 feet more for an active front open space
 - Commercial non-transects include Mixed Use Residential, so those units would have 5% Open Space
 - Same Subchapter E provisions for sites 2 acres or more
 - Chance to clear up some provisions, for example, open space amenities are required by a min SF instead of a percent of the open space, need to calibrate for a large site vs a smaller site.



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Austin Open Spaces (private)



Private Plaza, 9th and Congress, 1982, prior to open space ordinances (alternative active frontage?)



Private Common, Health Center, 2 acre site required open space

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Austin Open Spaces



Slated for T5, S Lamar and Collier, current open space size = 4.4-acre, current green area = .22 acre

Open Space would = 100 sf per unit, or 5% (.22 acres); 10% civic space = .44 acres; or could extend to .66 acres public park (15% of site cap on parkland in the Urban Core)



Division 23-4D-6 Other Zones, OS Open Space

- 23-4D-6110, Open Space Zone:

- New Zone proposed
- Allowed uses are too broad
- No development standards, nothing assigned OS on proposed map
- Is a separate zone needed for Conservation Lands? Or should they be Public (P) because they are publicly managed (does not necessarily mean open to the public)
- PARD suggests a separate Park Zone that allows for passive recreation and sets predictable standards so that building a neighborhood or pocket park is a by-right activity instead of requiring a Conditional Use site plan



- (4) Amendments to ERC Subdistrict Map of the regulating plan are subject to the Zoning Map Amendment procedures prescribed by Division 23-4B-3 (Zoning Map Designations and Amendments). Approved amendments to the ERC Subdistrict Map will also be reflected as necessary in other figures of the regulating plan.

23-4D-6110 Open Space (OS) Zone

- (A) **Allowed Uses.** The following uses are allowed in an OS Zone:
 - (1) Recreation areas, wildlife preserves, forest preserves, and waterfront areas;
 - (2) Parks, playgrounds, greenbelts and open space for active or passive recreation or enjoyment;
 - (3) Public or civic buildings, structures and parking facilities, pertinent and compatible with open land usages are allowed with a Conditional Use Permit;
 - (4) Accessory structures to the open space use including bathrooms, tool sheds, picnic structures or playgrounds are allowed with approval of a Minor Use Permit.
- (B) **Development Standards.** Development standards for any structures will be determined at the time of approval of the required use permit.

23-4D-6120 Public (P)

- (A) **Residential Uses.** When residential uses are allowed by Table 23-4D-6040.A the site development standards of the most comparable residential zone apply.
- (B) **Non Residential Uses**
 - (1) **For a site less than one acre.** The site development standards of the adjacent zone applies, except the minimum lot size standard does not apply to City-owned property.
 - (2) **For a site of one acre or more.** A Conditional Use Permit is required for non-residential uses on a site greater than one acre. The site development standards are established by the approval of a site plan.

Article 23-2M-1 Terms and 23-2M-2 Land Uses

- Terms for open space, parks, civic and recreation (See handout)
 - Not defined in the current code
 - Proposed new terms would create RECREATION, ACTIVE AND RECREATION, PASSIVE (PARD doesn't agree with some of the designations, playscape and other non-organized play uses should be a passive
 - Proposed new term for CIVIC SPACE: An outdoor area intended for public gathering and civic activities.
 - Land Uses for parks and recreation were developed over time in the existing code and may be outdated and overly prescriptive
 - Private Entertainment and Recreation allowed in T4MS, T5MS, T6U and Commercial Non-Transects



Article 23-2M- 3 Measurements

- 23-3D-3, Impervious Cover Calculations:

- Currently item excluded from IC calculations :
 - Sidewalks,
 - Multi-use trails,
 - Detention basins and ponds,
 - Pools and fountains,
 - Fire lanes with interlocking pavers,
 - Retaining walls, piers, wharfs, boathouses, marinas and driveways within 75 feet of the shoreline of Lake Austin
 - Subsurface portions of a parking structure in an urban or suburban watershed,
 - Additions of pavement for bicycle lanes and mass transit stops
 - Also, IC can increase slightly if located next to a park and platted prior to 1989
- Parkland dedication may reduce gross site area, reducing applicants' impervious cover rights and/or private common requirements, Parks have very little impervious cover unless they have buildings and parking lots, Easements do not reduce gross site area or private common calculations



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- Code input

- To provide comment on the text go to Civic Comment (by June 7)

- <https://codenext.civiccomment.org/>

- To provide comment on the proposed Zoning Maps go to:

- (by July 7)

- <https://www.austintexas.gov/codenext>

- Meet with a staff member for Office Hours

- [Tiny.cc/codenextofficehours](https://tiny.cc/codenextofficehours)



CODENEXT

- Upcoming CodeNEXT Events

Upcoming Events:

- June 3rd – District 9 Mapping Open House at City Hall from 10am-12pm
- June 5th – CodeNEXT Advisory Group Meeting at Waller Creek Center 6-9pm
- June 7th – Code TALK – Permitting at City Hall from 6-8pm
- June 7th – Deadline for feedback to be considered for incorporation into the second draft of the Land Development Code



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• Open Space Buckets Discussion Items



More standards for dedicated parkland, civic space or open space? If so, what standards are needed?

How green do open spaces need to be? If they are Civic Space does that connote a hardscape square?

What should the Open Space Zone be used for?

Do the current proposed open space buckets help us meet Imagine Austin goals for a healthier and more sustainable Austin?

Can we better incentivize open spaces for public use and do they need to be parkland?

